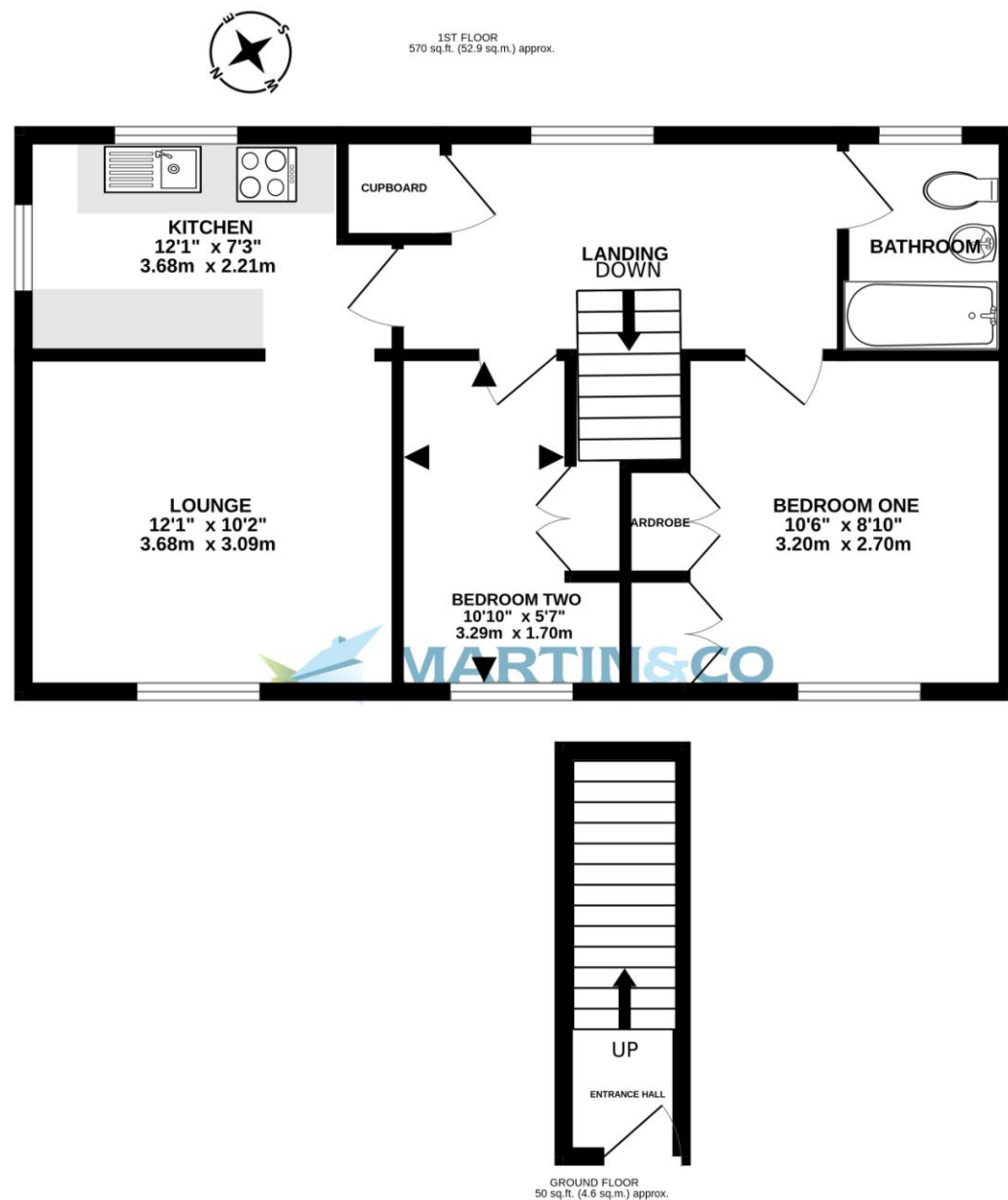




TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



TO LET



Lillymill Chine, Chineham, RG24 8JT

2 Bedrooms, 1 Bathroom, Coach House

£1,300 pcm





Lillymill Chine, Chineham

Coach House,
2 bedroom, 1 bathroom

£1,300 pcm

Date available: 01/09/2026
Deposit: £1,500
Unfurnished
Council Tax band: C

- Two Bedrooms
- Modern fitted kitchen with appliances
- Modern bathroom
- Gas central heating via radiators
- Private Landscaped Garden
- Near to local amenities
- Double glazed windows

A well presented two bedroom detached coach house which is being offered to the market unfurnished.

The property benefits from a modern kitchen with appliances, modern bathroom, two bedrooms and a living room. Further benefits to note are a private landscaped garden and double glazed windows and allocated parking space.

Early viewings are highly recommended.

DOOR TO

LOWER ENTRANCE HALL Radiator, laminate flooring and stairs to first floor.

LANDING Rear aspect double glazed window, access to loft space via hatch, radiator and airing cupboard housing boiler.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN 12' 0" x 7' 3" (3.68m x 2.21m) Dual aspect double glazed windows, stainless steel sink unit with single drainer with cupboard under, further range of matching cupboards and drawers. There is an fridge/freezer and washing machine.

LOUNGE 12' 0" x 10' 1" (3.68m x 3.09m) Front aspect double glazed window, downlights, radiator and laminate flooring.

BEDROOM 1 10' 5" x 8' 10" (3.20m x 2.70m) Front aspect window, two double wardrobes, radiator

BEDROOM 2 5' 6" x 10' 9" (1.70m x 3.29m) Front aspect double glazed, radiator and wardrobe

BATHROOM Panelled enclosed bath with shower over, vanity hand basin, low level W.C. Radiator, rear aspect double glazed window and shaver point. Rear aspect double glazed window.

GARDEN Enclosed garden with shed.

PARKING Allocated parking space

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the



tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

Right to Rent Checks
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1_193_HO_NH_Right-to-Rent-Guidance.pdf

Reference Checks and Credit Worthiness
All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs
Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required
Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.

KEY FACTS FOR RENTERS Council Tax Band: C
Basingstoke and Deane
EPC Rating: C
UNFURNISHED
Parking for 1 Car. and Visitor Parking.